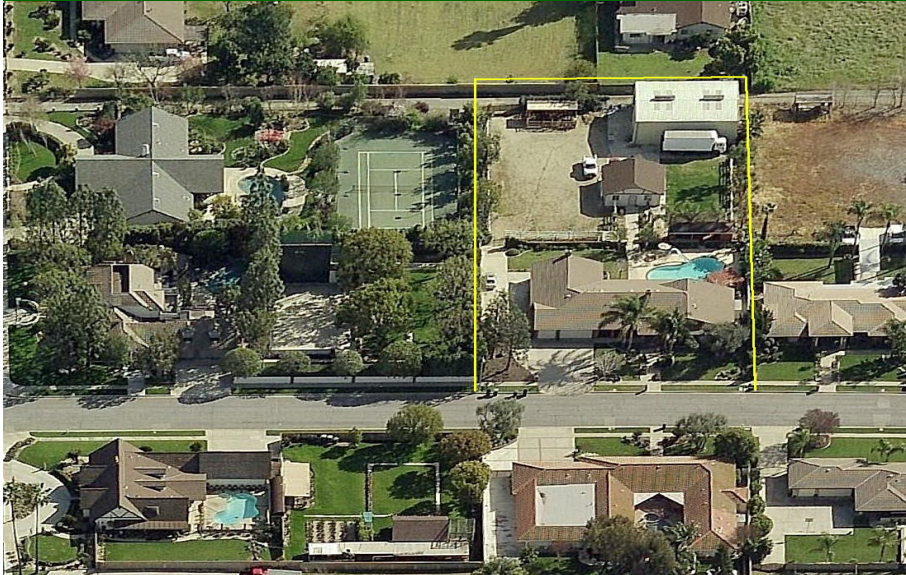


Chino, CA (San Bernardino)
Refinance Rental Property
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$630,000
Appraised Value	\$915,000
Loan-to-Value	69%
Protective Equity	\$285,000
Investor Yield	10.00%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: Appraisal dated October 30, 2015

Our borrower bought this income property five years ago.
He has good credit and stable employment.
The net loan proceeds will be used to purchase another rental.

The property is currently rented for \$4,500/month.

Per Appraiser: This property offers 3,553 sq. ft. of living space featuring 4 bedrooms, 2 ½ baths, pool/spa and a 3-car garage on a 39,000 sq. ft. lot. It also includes a storage shed and a large RV garage with workshop.

Options: Available as a multi-beneficiary (partial interest portions)

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$425
\$250,000	partial interest – scheduled monthly income	\$2,123
\$630,000	whole note – scheduled monthly income	\$5,350

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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